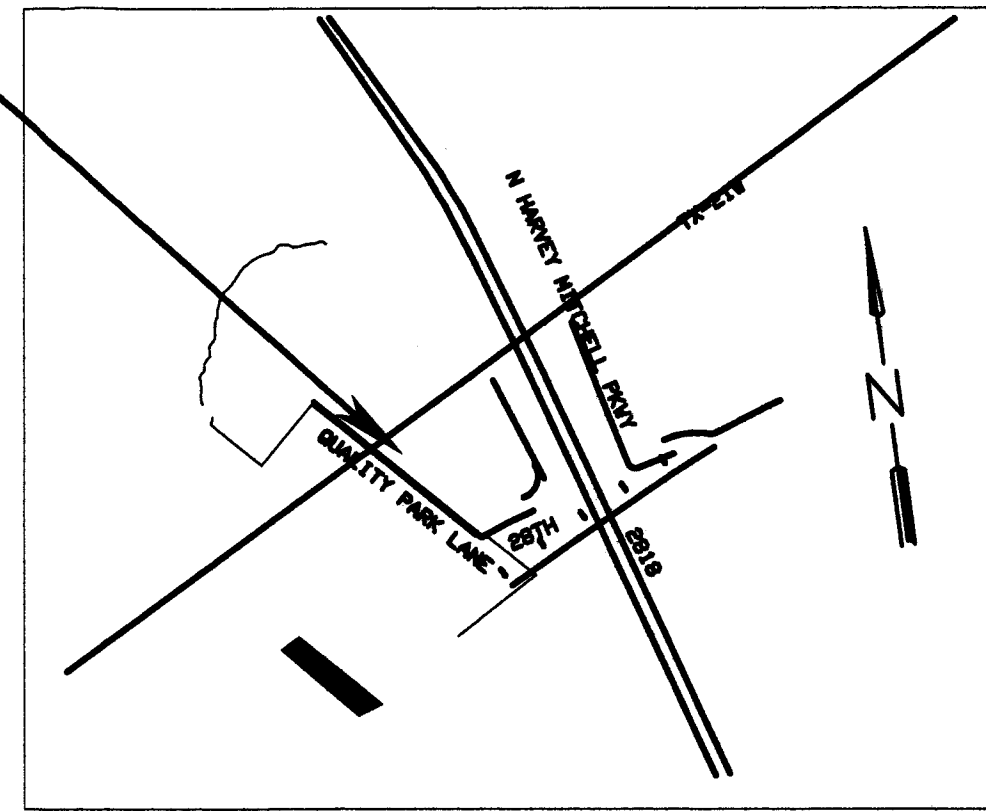
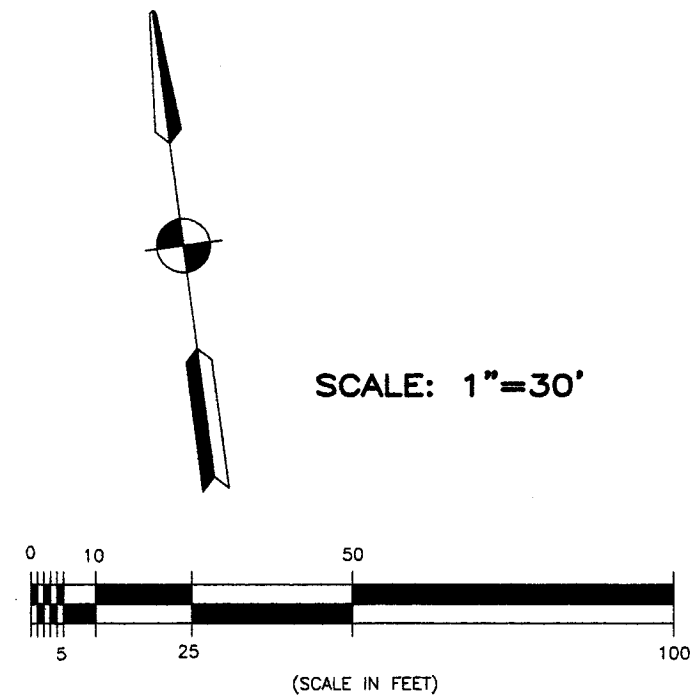


**LANDSCAPE ANALYSIS:**  
Total Area  
= 32,836.6519 ~ (32,837 Sq. Ft.)  
32,837 Sq.Ft. \* 8% = 2,626.93 ~ (2,627 Sq.Ft.)  
Area Required To Be Landscaped  
2,627/225= 11.68  
**12 Trees Required.**



Vicinity Map  
-N.T.S.-

**EASEMENTS:**  
To City of Bryan, dated May 14, 1953, recorded in Volume 159, Page 335, of the Deed Records of Brazos County, Texas. (Blanket)  
To State of Texas, dated October 31, 1962, recorded in Volume 236, Page 1, of the Deed Records of Brazos County, Texas. (Blanket)  
To State of Texas, dated October 31, 1962, recorded in Volume 245, Page 166, of the Deed Records of Brazos County, Texas. (Unable to locate as described.)  
To City of Bryan, dated November 4, 1976, recorded in Volume 367, Page 320, of the Deed Records of Brazos County, Texas. (Shown)

**NOTES:**  
\*Deed bearing used as Basis of Bearing  
Current Zoning Classification of the property is C - Commercial.  
There is direct access to the property via. Quality Park Lane which is a dedicated public right-of-way.  
This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency Map 4804100195E effective date May 16, 2012.  
All the buildings are single story buildings, unless stated otherwise.  
Waste streams generated at this site fall under the Normal Domestic Wastewater category.  
Dumpster containment area shall use 8' concrete, reinforced with #5 bars at 12" DCEW and the pad shall extend an additional 10' in front of containment area.  
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.  
Signage will be by separate Permit.

**PARKING ANALYSIS FOR NEW BUILDING**

12,450 Square Feet Storage Area
12,450 S.F. @ 1 Space per 600 S.F. = 21 Spaces
Total Required = 21
Spaces Supplied
Standard Spaces = 21
Total Supplied = 21 Spaces

**PARKING ANALYSIS FOR EXISTING BUILDING**

10,777 Square Feet Warehouse enclosed Storage Area
10,777 S.F. @ 1 space per 600 S.F. = 17.96 => 18
18 parking spaces required
300 S.F. Retail Sales office space
300 S.F. Retail @ 1 space per 250 S.F. = 1.20 => 1
1 parking space required
1,136 General Office Space
1,136 General Office Space per 300 S.F. = 3.79 => 4
4 parking space required
Total Required = 23
Spaces Supplied
Handicap Spaces = 1
Standard Spaces = 22
Total Supplied = 23 Spaces

**CERTIFICATE OF SURVEYOR**  
I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

**SITE PLAN**  
of  
**Bryan Hose and Gasket**  
**Lot 1, Block 1**  
**Three-D Subdivision**  
Volume 628, Page 655  
**Stephen F. Austin League No. 9, A-62**  
**Bryan, Brazos County, Texas**

Scale: 1"=30'  
April, 2015

Owner/Developer:  
Dan Willson  
1800 Quality Park Lane  
Bryan, TX 77803  
979-775-2828

